

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, July 5, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

**Opening of Meeting:** 7:00 p.m.

**Roll Call:** Noted presence of a quorum.

**Members Present:** Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz and Chris Woodard.

**City Staff Present:** Matt Skelton, Director; Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Amanda Rubadue, Associate Planner; Daine Crabtree, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

**Approval of Minutes:** June 20, 2016, Meeting Minutes

Motion: Approve the June 20, 2016, minutes.

Motion: S. Hoover; Second: D. Schmitz; Vote: Approved 7-0.

Pohlman reviewed the meeting rules and procedures.

## **ITEMS OF BUSINESS**

**Case No. 1606-PUD-06**

Description: Open Doors PUD District  
19400 Tomlinson Road (Monon Trail Elementary School Campus)  
Open Doors of Washington Township, Inc. by Nelson & Frankenberger requests a change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Open Doors Planned Unit Development (PUD) District.

Todd presented an overview of the change in zoning, as outlined in the Department report.

Jon Dobosiewicz, Nelson & Frankenberger, gave a brief presentation of the changes to the proposed ordinance and distributed a letter from the school corporation.

Maue noted his concern regarding school traffic is satisfied by the letter.

Motion: Forward petition 1606-PUD-06 to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Maue; Vote: 8-0

## **PUBLIC HEARINGS**

**Case No. 1606-PUD-07**

Description: Harmony PUD District Amendment (Apartment Area)  
Northwest Corner of 146<sup>th</sup> Street and Ditch Road  
TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District of the Harmony Planned Unit Development (PUD) District.

**Case No. 1607-DDP-25**

Description: J.C. Hart Harmony  
Harmony Mixed Use District, Lot 3  
J.C. Hart Company, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the proposed amendment ordinance and associated detailed development plan, as outlined in the Department report, and the Department's recommendation to hold a combined public hearing for petitions 1606-PUD-07 and 1607-DDP-25.

Jon Dobosiewicz, Nelson & Frankenberger, gave a brief presentation.

Public Hearing opened at 7:19 p.m.

Mark Schaaf, 14925 Pollard Drive: Noted several of his questions were answered with the presentation, but wanted confirmation regarding the buildings' orientation and parking abutting the single-family homes to the north, the location of the dumpster enclosure, and the use of the open space area at the northeast corner of the property.

Public Hearing closed at: 7:21 p.m.

Dobosiewicz confirmed that there is no parking proposed along the north property line and that parking was located at the rear of those buildings, and that the area at the northeast corner was proposed open space and would be encumbered by drainage and utility easements.

Motion: Forward petition 1606-PUD-07 to the City Council with a favorable recommendation.

Motion: Horkay; Second: T. Smith, Vote: 8-0

No additional action is required at this time for petition 1607-DDP-25.

**Case No. 1607-PUD-09**

Description: Liberty Ridge PUD District  
South side of 151st Street; East of Towne Road  
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

**Case No. 1607-ODP-09 and 1607-SPP-08**

Description: Liberty Ridge  
South side of 151st Street; East of Towne Road  
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres +/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Todd presented an overview of the proposed change of zoning and associated overall development plan and primary plat, as outlined in the Department report. He noted the Department's recommendation to hold a combined public hearing for petitions 1607-PUD-09, 1607-ODP-09 and 1607-SPP-08, and that written comments that were provided to the Department prior to the public hearing were included with the Plan Commission's materials.

Jon Dobosiewicz, Nelson & Frankenger, on behalf of the petitioner, gave a presentation outlining the proposed development.

Public Hearing opened at: 7:44 p.m.

Karen Hymbaugh, 2929 West 159<sup>th</sup> Street: Expressed her opposition to the development and her desire to maintain the rural area. She stated a concern regarding truck speed on 159<sup>th</sup> Street.

Sarah Watkins, 2191 West 166<sup>th</sup> Street: Expressed her opposition to the development and her desire to live in a rural area and to preserve the natural landscape. She stated there is too much traffic in the area and she is worried the schools will be over crowded.

Leah Severson, 2223 West 166<sup>th</sup> Street: Stated her concern regarding the impact of the development on schools, and stated her support of the comprehensive plan. She read the submitted letter from the Sochars that stated their opposition to the development.

Jon Dubois, 1719 West 161<sup>st</sup> Street: Expressed his opposition to the development and shared a handout regarding home values and questioned when does the community draw the line with development.

Dawn Knight, 4304 West 156<sup>th</sup> Street: Stated her love for living in Westfield but feels we are losing some of our uniqueness. Stated her concern with the pace of development and that an impact study should be required to better understand the impact of the proposed development on the community.

Beth Armstrong, 14414 Towne Road: Stated she believes the proposed development does not meet the requirements of the comprehensive plan and that the rural atmosphere should be protected.

Ginny Kelleher, 3920 West 166<sup>th</sup> Street: Stated she believes the proposed development does not aspects of the comprehensive plan, as illustrated in her handout, nor the standards of the recently adopted Unified Development Ordinance, particularly with regard to buffers, varying setbacks and anti-monotony. Expressed her desire to see diversity in the houses.

Joshua Motsinger, 18681 Joliet Road, on behalf Central Christian Church; Expressed their support of the development because it meshes well with Central Christian Church.

Bruce VanNetta, 1812 West 156<sup>th</sup> Street: Expressed his opposition to the development and presented from a PowerPoint presentation, particularly noting the need to address the architectural standards.

Joe Plankis, 514 Stockbridge Drive: Stated he believed the guide for the proposed development should be the comprehensive plan.

Janet Ashman, 1354 Monmouth Road: Expressed her opposition to the development and that as growth has continued in the community, she is concerned the community is not moving in the right direction and that there are too many projects happening too quickly.

Public Hearing closed at: 8:17 p.m.

Dobosiewicz responded to the public hearing comments include the identification of the property as primarily new suburban and commercial within the 2007 Comprehensive Plan and that the proposed development will not have a negative impact on the school district and community services. He noted they would continue to discuss perimeter landscaping treatment with the neighbors and are interested in the Plan Commission's input on desired perimeter treatment.

Schmitz asked for confirmation that the presented character exhibits are the same as those included in the proposed ordinance and that he would like to see more attention given to the architectural details.

Woodard questioned how the petitioner's represented home value average of \$350,000 appraises or is consistent with the proposed ordinance's minimum home size of 1,750 square feet.

T. Smith asked the petitioner's response to public hearing comments requesting alternatives to front load garages.

Dobosiewicz noted the petitioner's preference to allow front load garages.

Woodard stated the varying front setback lines would create variation in the streetscape.

Maue asked about the discussion for alternatives for the perimeter treatment.

Dobosiewicz stated upgrades along the perimeter street would include architectural enhancements.

Hoover stated he would be receptive to alternatives to the mound in that area that is otherwise required by the Unified Development Ordinance when the rear elevations of homes are oriented to perimeter streets.

No action is required at this time.

**Case No. 1607-DDP-23 [PUBLIC HEARING]**

Description: Primrose School  
14711 North Gray Road  
BD Schools Real Estate, LLC by Ice Miller LLP requests approval of a Detailed Development Plan for an expansion of the existing building on 1.63 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.

Crabtree presented an overview of the detailed development plan, as outlined in the Department report.

Rodger Kilmer, Ice Miller LLP, on behalf BD Schools Real Estate, gave a brief presentation and noted they would have documentation regarding shared parking for the school with the adjacent commercial properties.

Public Hearing opened at 8:37 p.m.

No public comment

Public Hearing closed at 8:38 p.m.

No action is required at this time.

**Case No. 1607-DDP-24 [PUBLIC HEARING]**

Description: Freddy's Frozen Custard  
2740 East 146th Street  
ICT, LLC requests approval of a Detailed Development Plan for renovations to an existing building on a 0.87 acre +/- out lot within Cool Creek Village in the SB-PD: Special Business / Planned Development District.

Pleasant gave a brief overview of the detailed development plan, as outlined in the Department report.

Mike Burton, on behalf of Freddy's Frozen Custard, gave a presentation about the company.

Public Hearing opened at 8:42 p.m.

No public comment.

Public Hearing closed at 8:43 p.m.

No action is required at this time.

**Case No. 1607-DDP-26 [PUBLIC HEARING]**

Description: Crew Carwash Canopy  
14837 Thatcher Lane  
Crew Carwash by Hamilton Designs, LLC requests approval of a Detailed Development Plan for a detached canopy structure on 1.22 acres +/- in the SB-PD: Special Business / Planned Development District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report, and noted the pending variance request to be heard by the Board of Zoning Appeals on July 12, 2016.

Michael Thompson with Hamilton Designs, on behalf of the petitioner, gave a brief presentation of the proposed improvements and noted the purpose of the canopy.

Hoover inquired if the canopy would go to the north property line.

Maue asked if the canopy roof would drain through the columns or if there would be exterior downspouts.

Thompson confirmed the canopy would cover the existing pavement would extend to the north property line and that the roof drains were through the columns.

Public Hearing opened at 8: 47 p.m.

No public comment

Public Hearing closed at 8:48 p.m.

No action is required at this time.

**Case No. 1607-PUD-10 [PUBLIC HEARING]**

Description: Big Hoffa's Restaurant PUD District  
Northeast Corner of East Street and State Road 32  
Big Hoffa's Restaurant by EdgeRock Development, LLC requests a change of zoning of 2.66 acres +/- from the SF3: Single-Family Medium Density District to the Big Hoffa's Restaurant Planned Unit Development (PUD) District.

Rubadue gave an overview of the request for a change of zoning.

Birch Dalton with EdgeRock Development, on behalf of the petitioner, gave a presentation regarding the proposed restaurant and he outlined the recent meeting with neighbors and responded to concerns raised during that meeting that included speeding, increased traffic, alcohol sales, noise,

connectivity to Hillcrest Drive, buffers and lighting.

Public Hearing opened at 8:56 p.m.

Grace Gaines, 109 Hillcrest Drive: Expressed her concern regarding the safety of connecting to Hillcrest Drive and the potential negative impact on her in-home daycare.

Jan Smith, 327 Penn Street: Concerned with the negative impact the restaurant will have in changing the character and atmosphere of the neighborhood and her backyard.

Ryan Skipper, 336 Penn Street: Expressed his opposition to the development because of traffic concerns in this area and because of the serving of alcohol with families and children in the neighborhood.

Juliann Baldwin, 117 Hillcrest Drive: Noted her property is adjacent to the proposed restaurant and is concerned with traffic and serving alcohol because of the negative impact on the neighborhood.

David Parker, 136 Hillcrest Drive: Expressed his opposition to the development because of traffic and the negative impact on the neighborhood.

Steve Reitmeyer, 1572 Westfield: Initially supportive of the restaurant; however, stated his concerns with traffic safety, the extension of East Street, and the drainage impact on his property.

Rob Griepentrog, 215 Penn Street: Concerned with traffic and safety of the children in the area.

Mike Blount, 530 Hillcrest Drive: Concerned with changing the zoning of the lots in the Hillcrest subdivision and limitations of those lots. Noted his outstanding concern with the City and his prior requests for dead end signs on Hillcrest Drive and the negative impact an access road or connection for commercial uses will have on his neighborhood and Hillcrest Drive.

Dan Dawson, builder on behalf of the petition, 19865 Moontown Road: Expressed that he was looking forward to building the restaurant and believes it will be something the community would be proud to have in downtown. He noted the petitioner is receptive to concerns and willing to accommodate changes to buffers or landscaping.

Public Hearing closed at 9:16 p.m.

Dalton stated they've noted the public hearing comments and concerns and will work with neighbors and the Department to address those concerns.

No action is required at this time.

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## **CONTINUED ITEMS**

**Case No. 1606-PUD-07 [CONTINUED]**

Description: Harmony PUD District Amendment (Commercial Area)  
Northwest Corner of 146th Street and Ditch Road  
TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.

**Case No. 1606-PUD-07 [CONTINUED]**

Description: CVS, Harmony  
Northwest Corner of 146<sup>th</sup> Street and Ditch Road  
TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

**Case No. 1602-CPA-01 [CONTINUED]**

Description: The Conservancy Addendum  
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

**Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

Description: The Trails  
East of Oak Ridge Road, South of SR32  
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

**Case No. 1512-PUD-27 [CONTINUED]**

Description: Bridgewater PUD Amendment – Bridgewater Marketplace  
Northwest Corner of 146<sup>th</sup> Street and Gray Road  
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

## **REPORTS/COMMENTS**

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department



Motion: Adjourn meeting.

Horkay; Day seconded. Vote: 8-0.

The meeting adjourned at 9:20 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Matthew S. Skelton, Esq., Secretary